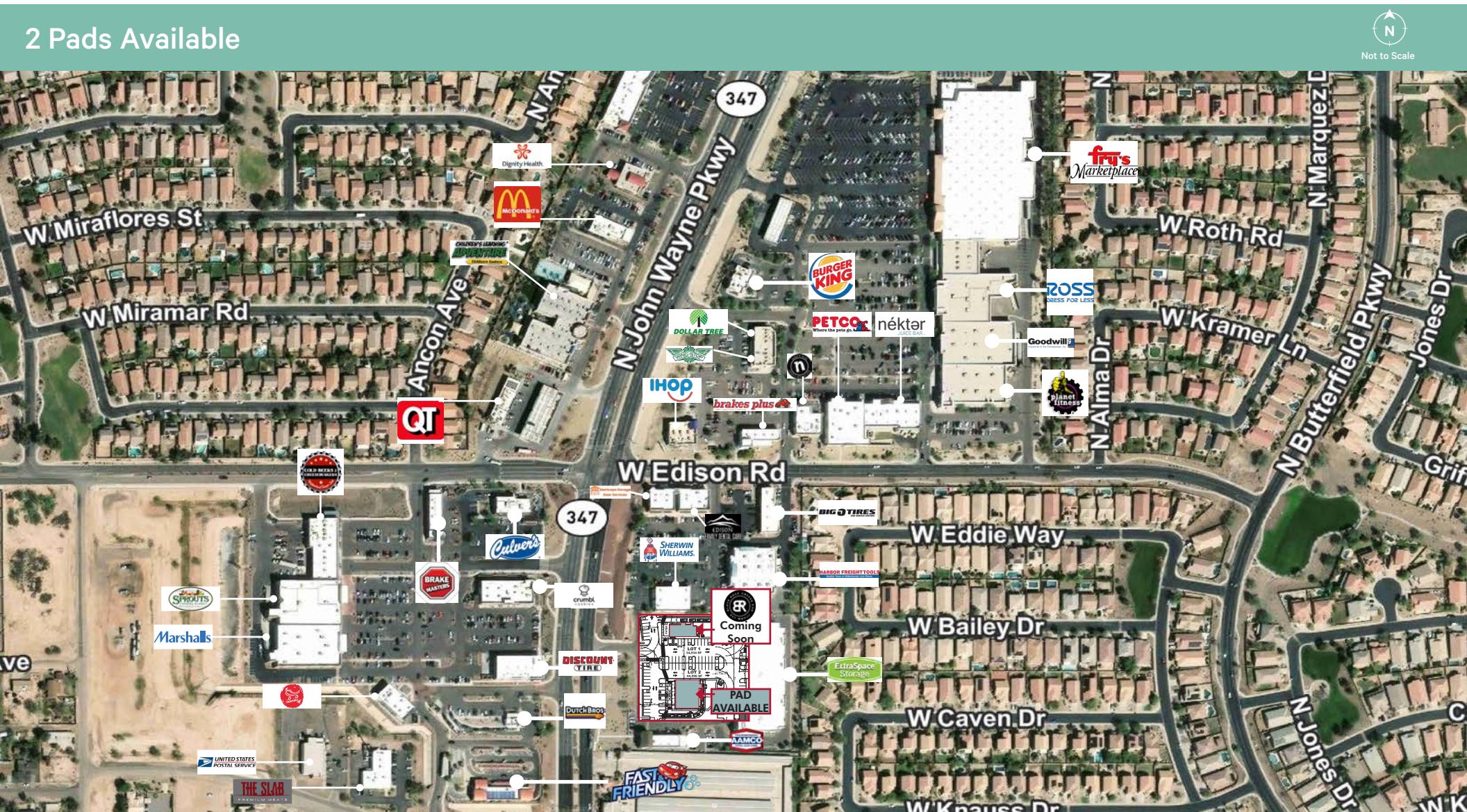


# S/SEC HWY 347 & EDISON RD

Maricopa, AZ 85139

2 Pads Available

N  
Not to Scale



# Property Description

<b>Property Address</b>	S/SEC Hwy 347 & Edison Rd Maricopa, AZ 85139		
<b>Building Size</b>	North Pad: ±34,937 SF Middle Pad: ±39,663 SF	<b>Year Built</b>	2025
<b>Parking Ratio</b>	3.56/1,000 SF	<b>Zoning</b>	CB-2 (General Business)
		<b>Parcel</b>	208-09-004T

## Highlights



**Cross access with shopping center to the north**



**Highway 347 Traffic Counts:**  
North: ±30,966 VPD  
South: ±30,874 VPD  
Source: ADOT



**Maricopa is located on a Union Pacific Railroad Line**

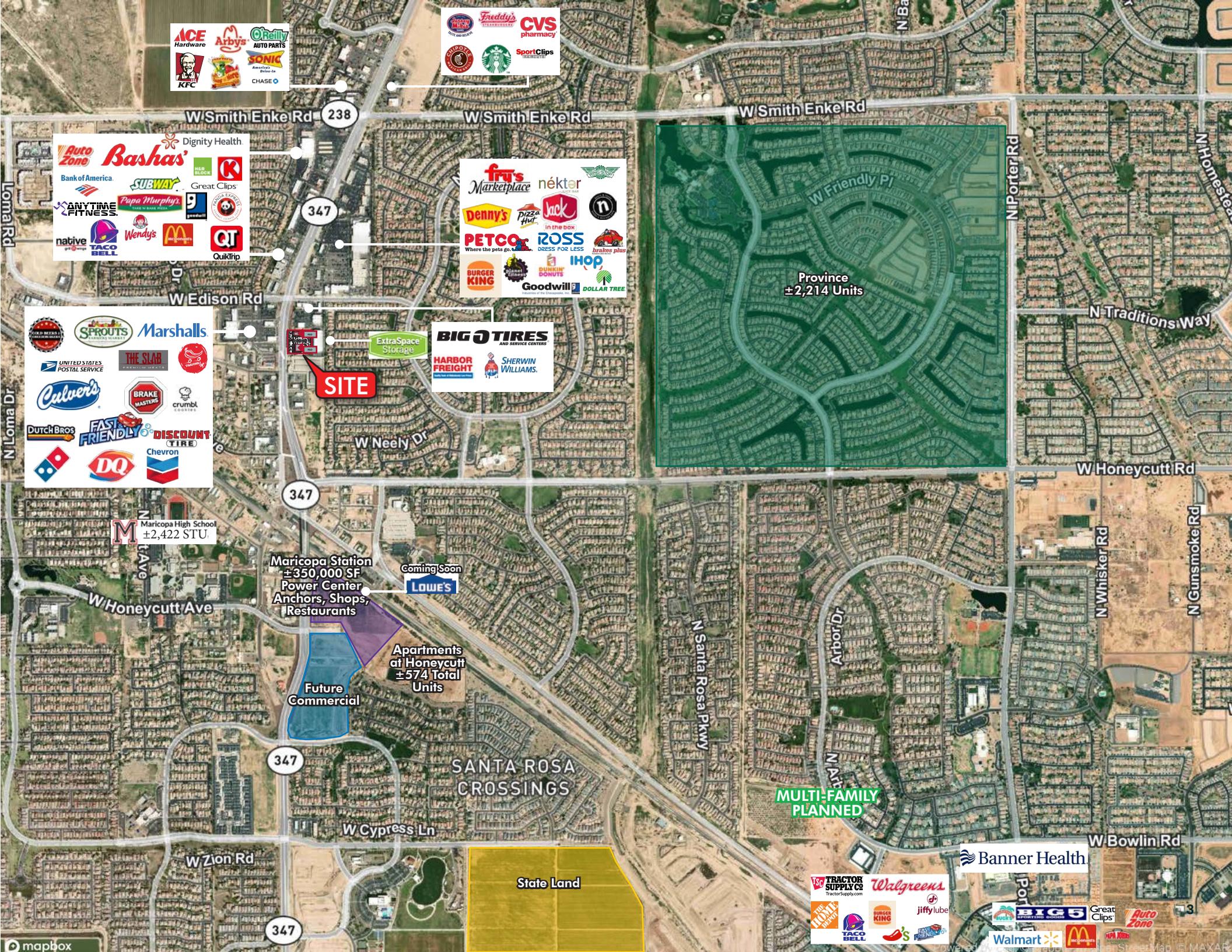


**Strategically located within the primary commercial corridor in the City of Maricopa**

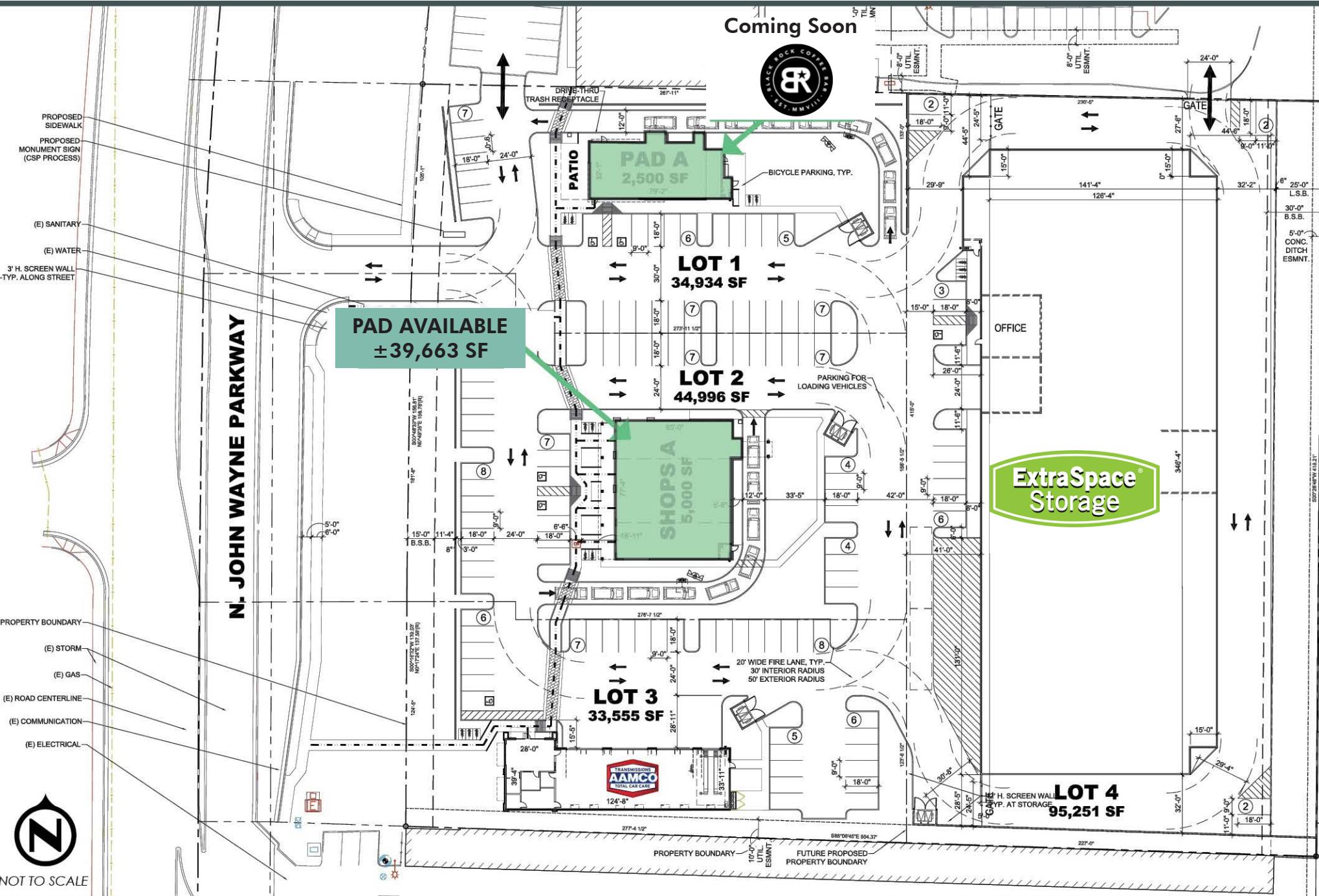
## Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2024 Population - Current Year Estimate	13,410	58,895	64,949
2029 Population - Five Year Projection	15,417	62,965	70,557
2024 Households - Current Year Estimate	4,268	19,574	21,474
2029 Households - Five Year Projection	4,974	21,157	23,563
2024 Average Household Income	\$117,485	\$116,557	\$114,916
2029 Average Household Income	\$130,709	\$131,089	\$129,369
2024 Daytime Population	12,318	43,889	49,477

Source: ESRI



# Site Plan



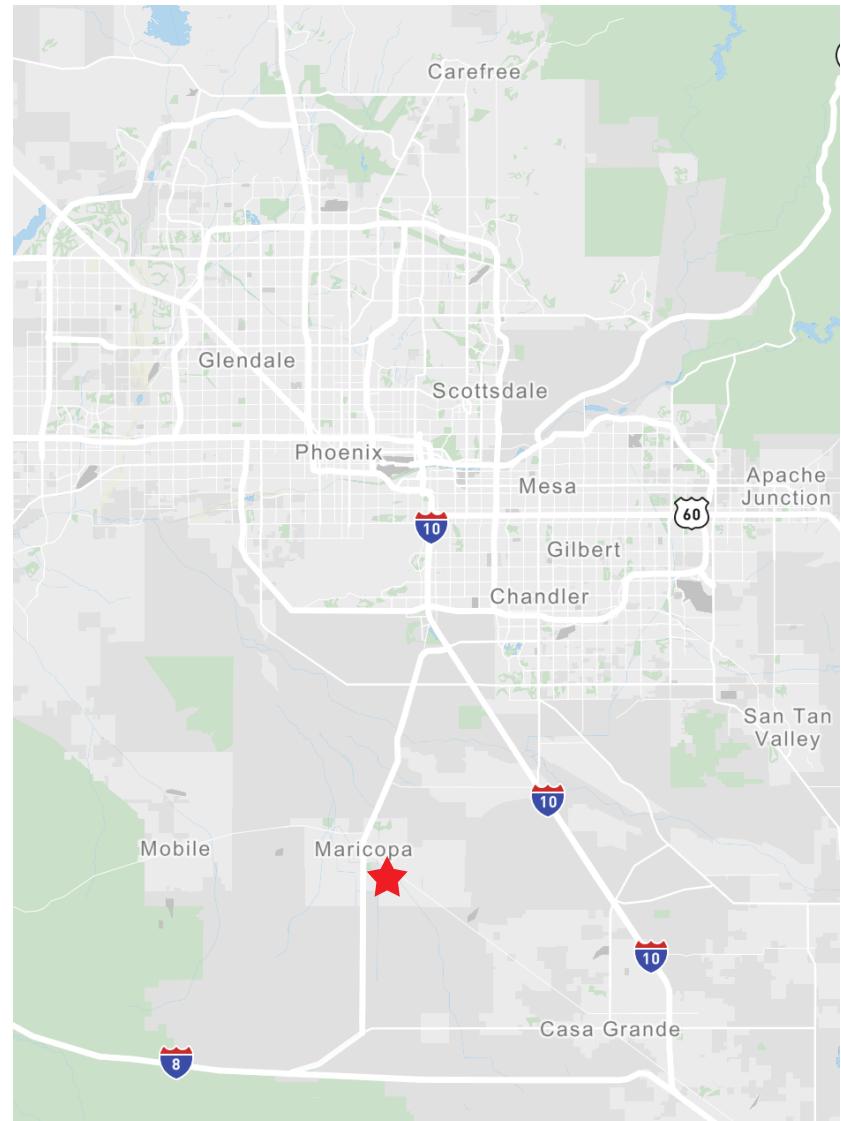
# City of Maricopa

Maricopa is a city located in Pinal County, Arizona, about 35 miles south of Phoenix. With a population of over 50,000 residents, Maricopa has experienced rapid growth in recent years. The city's commercial retail sector is thriving, with a variety of shopping centers, restaurants, and services catering to the local community and surrounding areas.

Maricopa's commercial retail sector is expected to continue growing, with several new developments and expansions planned or underway. The city's strategic location, affordable land costs, and favorable business climate make it an attractive location for retailers and businesses looking to expand.

## Contact Us

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